

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
VIRTUAL ZOOM MEETING
MONDAY, JUNE 01, 2020
17:30 (05:30 PM)

CALL TO ORDER

The meeting was called to order by Chairman Steve Lichtenfeld at 17:30.

ROLL CALL

Chairman Steve Lichtenfeld, City Manager David Gipson, Aldermanic Representative Richard Lintz, Carolyn Gaidis, Robert Denlow, and Helen DiFate answered roll call.

Absent: George Hettich

ALSO IN ATTENDANCE

Stephanie Karr, City Attorney
Susan M. Istenes, AICP, Planning Director

APPROVAL OF MINUTES

CAROLYN GAIDIS – MOVE TO APPROVE THE MINUTES WITH MINOR AMENDMENTS

RICHARD LINTZ – SECOND

BOARD UNANIMOUSLY APPROVES MAY 18, 2020, MEETING MINUTES.

ALL BUSINESS

7454 FORSYTH BOULEVARD – ARCHITECTURAL REVIEW BOARD – NEW TEMPORARY COMMERCIAL

Director Susan M. Istenes summarizes the following staff report: “The subject site is comprised of city owned right of way along Carondelet Plaza and Forsyth Boulevard and two parcels of land, one identified as Subdistrict 2B and the other, Subdistrict 3, both within the Centene Clayton Campus Subdistrict Master Plan (a portion of which is in University City). The project consists of the demolition of two existing entry walls and landscaping on the east and west sides of the intersection of Carondelet Plaza and Forsyth Boulevard and the installation of a temporary welcome center building, landscape benches, pavers and a variety of trees and shrubs in landscape beds flanking the entry point. The project also includes the installation of new city required streetscape along the Carondelet Plaza and Forsyth Boulevard frontages. A 6-foot-tall decorative iron fence will surround the Subdistrict 3 property along Forsyth Boulevard and an 8-foot-tall decorative iron fence will be placed on the back side of the property; the lots will be grass sodded and seeded. The entry median on Carondelet Boulevard at Hanley Road is also proposed to be landscaped.

The Subdistrict 2B and Subdistrict 3 properties are part of the Centene Clayton Campus project. Both lots have a zoning designation of Special Development District (SDD). Subdistrict 2B (1.337 acres) was originally slated to be developed with a corporate/civic auditorium, but development approvals on those plans have expired and the property owner has no immediate plan to develop the site. The Subdistrict 3 property (2.47 acres including a portion in University City) is not currently slated for development at this time.

The existing landscaping at the east and west entries at Carondelet Plaza is comprised of 10 Bradford Pear trees and ground cover. The trees and groundcover will be removed along with the two existing brick entry walls. The west end landscape bed will be reconfigured and replanted with 3 Serbian Spruce, 8-10 feet in height, 4 limelight hydrangeas and a variety of ornamental grasses, perennials and ground covers. The east end landscape bed will be reconfigured to surround a +/- 1,400 square foot proposed paver plaza which will house a temporary structure, erected at the southeast corner of the plaza. The landscape bed will be planted with 2 Serbian Spruce, limelight hydrangeas and a variety of ornamental grasses, perennials and ground cover. The temporary structure will be used as a “welcome center” to the campus; both landscape areas will create an entry way to the Centene campus. The paver plaza will be constructed with three different color pavers: Light White, Grey and Dark Grey, placed in a random pattern.

The temporary building is rectangular in shape and is approximately 200 square feet in area and is proposed to be built out with 83 square feet of office space and 49 square feet of restroom area. The building is approximately 20 feet 4 ½ inches in length and 8 feet 7 inches in height with a sloping roofline. The building will be constructed of architectural pre-cast panels, light grey in color, storefront glazing with a frit pattern which will match the glazing on the Centene tower, aluminum soffit and fascia, matte black in color, and black EPDM roofing. The building will be placed towards the rear of the paver plaza and flanked with two “branch” shaped concrete benches which are white in color with an acid etched finish. The plans also include a landscaped bioretention area along Carondelet Plaza and proposed landscaping in the median just east of the intersection of Carondelet Plaza and Hanley Road. A monument sign is also noted on the plans; however, it is not under consideration as part of this review.

A black 6-foot-high ornamental steel picket style fence will be erected, surrounding the Subdistrict 3 property except for the rear (south) property line, where the fence will be 8 feet in height. The proposed fence is setback approximately 3 feet from the back of the sidewalk with a proposed planting bed of ornamental grasses between the fence and sidewalk.

The design and materials of the temporary shelter are compatible with the materials used on other Centene structures. The proposed landscaping provides a variety of trees, shrubs, ornamental grasses and perennials and will refresh the appearance of the entrance at Carondelet Plaza and Forsyth Boulevard. The City's Public Works Department has reviewed the streetscape plans and has found them acceptable. Staff is of the opinion that the design and materials of the plaza and temporary welcome center are compatible with the neighborhood character.

STAFF RECOMMENDATION IS APPROVE WITH THE FOLLOWING RECOMMENDATIONS:

1. LAWN SOD OR SEED SHALL BE INSTALLED ON THE SUBDISTRICT 2B PROPERTY.
 2. THE TEMPORARY "WELCOME CENTER" BUILDING SHALL BE REMOVED AT THE END OF 7 YEARS OR WHEN DEVELOPMENT COMMENCES ON SITE; WHICHEVER OCCURS FIRST.
 3. THE PROPOSED MONUMENT SIGN WILL REQUIRE SEPARATE APPROVAL AND PERMITTING.
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WOO YOUNG KIM (WYK) – LJC, APPLICANT

NEIL EISENBERGER (NE) – LJC, LANDSCAPE ARCHITECT

JOSH BARCUS (JB) –

TOBIAS RAFAEL (TR) –

WYK – Addresses the Board and goes over the project and reasoning behind it.

CHAIRMAN LICHTENFELD – What is it for, who will be in it, who will be using it?

TR – It is a transition point between the university and the buildings as a means to welcome people who are coming from the university to let them know they are where they should be. There will likely be a guard and a concierge either together or staggered. It will help people get familiar with wayfinding back and forth.

CHAIRMAN LICHTENFELD – Will there be signage or posters on the windows?

TR – Absolutely not.

CHAIRMAN LICHTENFELD – Neil, you pointed out the dotted line where the fences go, are the fences a last minute thing? We don't have them on our plans?

NE – Yes, the fencing was included, both detail and location. It was also noted in the overall landscape plans for this development.

CHAIRMAN LICHTENFELD – What is the purpose of the fence?

TR – Security, we are concerned about people getting hurt as well. Crime and safety and making sure the site is secure until we revisit the site in the next few years.

RICHARD LINTZ – The door is on the back of the building, is that by design to have it on the back?

TR – Yes, it's a welcome center but it's a welcome center by invitation. We don't just want everyone coming in.

RICHARD LINTZ – Would you consider lowering the fence?

TR – No. It’s a safety issue.

ROBERT DENLOW – I don’t buy this. I don’t think people will use it. They come from the “university” and can walk two blocks to the two high rises and know what they are. I will say Centene does everything first rate but it just doesn’t make sense. Does Centene have any plans for using the green space for its employees?

TR – No.

CAROLYN GAIDIS – I love the little building, but I want it to be the blue color on the bridge. It could be a cool little art object.

TR – But it’s temporary.

HELEN DiFATE – Are you thinking about any fixed or scrolling LED message boards?

TR – No ma’am.

HELEN DiFATE – Ok because I don’t find the one you have now appealing so I’m happy there won’t be one here.

CHAIRMAN LICHTENFELD – Anything else?

NO

CAROLYN GAIDIS – MOTION TO APPROVE WITH STAFF RECOMMENDATIONS.

RICHARD LINTZ – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE WITH RECOMMENDATION. 6-0

HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 19:15.

Recording Secretary